

**Minneapolis City Planning Department Report**

**Rezoning Application and Non-Conforming Use Certificate  
BZZ-432**

**Date:** February 11, 2002

**Applicant:** Robert Berger

**Address of Property:** 4336 York Avenue South

**Date Application Deemed Complete:** November 13, 2001

**End of 60 Day Decision Period:** January 12, 2002

**End of 120 Day Decision Period:** March 13, 2002

**Applicant Waive 60 Day Requirement:** Not applicable

**Contact Person and Phone:** Robert Berger, (612) 920-8798

**Planning Staff and Phone:** Hilary Watson, (612) 673-2639

**Ward:** 13      **Neighborhood Organization:** Linden Hills Community Council

**Existing Zoning:** R2B

**Proposed Zoning:** R5

**Zoning Plate Number:** 29

**Legal Description:** Lot 10, Block 2, Mumford Park Addition to Minneapolis

**Proposed Use:** 5-unit Condominium building

**Previous Actions:** None

**Concurrent Review:** Rezoning and Non-Conforming Use Certificate

**Signage:** Subject to the sign standards as listed in Table 543-1

**Appropriate Section(s) of the Zoning Code:** Chapter 525 Administration and Enforcement

**Background:** At the January 14, 2002 Planning Commission meeting, staff reported that the applicant was seeking a rezoning from the existing R2B zoning district to the R5 zoning district. The applicant

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was seeking the rezoning in order to convert the four existing legally non-conforming apartment units to for-sale condominiums and also to legalize the illegal unit in the basement. City records indicate that this property has only been licensed as a four-unit building but never as a five-unit building.

The original inspection of the property located at 4336 York Avenue South was conducted by Robin Goodwin in the housing inspections department. The original reason for the inspection came as a result of a report that there was remodeling being done at the site without a permit. Upon the inspection, Ms. Goodwin reported that there were two illegal units in the basement for a total of six-units in the building. At that time, Ms. Goodwin cited the property owner and informed him that the two illegal units in the basement would need to be vacated – one of the units was vacant and the applicant occupied the other unit. Staff questions why the applicant is trying to legalize the building for five-units when it has been determined that there are six existing units in the building? Staff also contacted Xcel Energy and it was reported that there are only four accounts feeding into this property.

This item was continued to tonight's meeting in order to allow time for the applicant to submit a non-conforming use application. As of this time no materials have been submitted to provide support for a non-conforming use certificate. Staff also wants to point out that the 120-day extension period is up on March 13, 2002. Due to the lack of information provided to the city and because the 120-day extension period is almost expired staff is recommending that both the rezoning and the non-conforming use certificate be denied.

## **REZONING**

### **Findings as Required by the Minneapolis Zoning Code:**

- 1. Whether the amendment is consistent with the applicable policies of the comprehensive plan.**

According to the Land Use Policy Map found in *The Minneapolis Plan*, this area is designated as Low-Density Residential. West 44<sup>th</sup> Street, which is located one block away from this site, is designated as a Community Corridor.

Several policies from the City Form chapter in *The Minneapolis Plan* apply to this application. Policy 9.5 states that "Minneapolis will support the development of residential dwellings of appropriate form and density." Policy 9.8 states that "Minneapolis will maintain and strengthen the character of the city's various residential areas." And Policy 9.15 states that "Minneapolis will protect residential areas from the negative impact of non-residential uses by providing appropriate transitions."

Staff does not believe that this application is consistent with the policies of *The Minneapolis Plan*. Rezoning this parcel of land to the R5 zoning district would allow the property owner to establish a range of uses that are currently not allowed in the R2B zoning district. It is in the city's best interest to protect the existing low-density neighborhood as it was originally established.

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**2. Whether the amendment is in the public interest and is not solely for the interest of a single property owner.**

The property is currently in the R2B zoning district. This district does not allow multiple family dwellings of four or five units. The existing four-unit dwelling is legally non-conforming. According to building permits on record in the Department of Inspections, the building was built in 1939 and originally had four dwelling units. Rezoning this parcel to the R5 zoning district would permit more intense uses than the current R2B zoning district. Such uses include community residential facilities, community gardens and religious institutions. In addition, there are several other uses that would be permitted with a conditional use permit that are prohibited in the R2B zoning district. Such uses include nursing homes, supportive housing facilities, bed and breakfast homes, and parking lots serving multi-family dwellings or nursing homes.

Staff does not believe that this application is in the public interest. Rezoning this property from R2B to R5 has no significant benefit to the rest of the neighborhood.

**3. Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of particular property.**

The property is bordered by R2B zoning to the immediate north, west and south and R1A zoning to the immediate east (please see the attached zoning plate map). Further to the west (approximately three blocks) there is a pocket of R5 zoning, however, the overall zoning scheme in the area consists of R1, R1A and R2B zoning. There are commercial nodes located at the intersections of Beard Avenue and 44<sup>th</sup> Street to the west and Upton Avenue and 43<sup>rd</sup> Street to the east.

Adjacent uses include a mix of single and two family dwellings to the north, west and south and a mix of single and two family dwellings and a few multiple-family dwellings to the east.

Staff does not believe that R5 zoning would be compatible with the surrounding area. Although the building looks similar in appearance to other buildings in the area, and the additional unit would be located in the existing basement, the potential uses that this property could be converted to could have a negative impact on the established neighborhood.

**4. Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of particular property.**

There are reasonable uses of the property permitted under the R2B zoning classification. The existing four-unit dwelling is legally non-conforming. The one additional use permitted under the proposed R5 zoning classification is multiple-family dwellings of five or more units. However, as listed above in finding number two there are several more intense uses that would be subject to a conditional use permit under the R5 zoning classification.

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5. **Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of particular property.**

Within this area of Minneapolis there has not been a change in the type of development. It has been and still remains a low-density residential neighborhood with small commercial uses located nearby.

**Staff Analysis:** Staff believes that a rezoning to the R5 zoning district would allow uses in the area that would not be appropriate for this established neighborhood. A rezoning could potentially open the door to larger community residential facilities, nursing homes, parking lots serving multi-family dwellings or nursing homes, etc. Also, it could allow more intrusion into the neighborhood of higher-density housing. This is obviously an amendment solely for the interest of a single property owner.

**RECOMMENDATION OF THE CITY PLANNING DEPARTMENT:**

The City Planning Department recommends that the City Planning Commission and City Council adopt the above findings and deny the rezoning.

**NON-CONFORMING USE CERTIFICATE**

**Findings as Required by the Minneapolis Zoning Code:**

As of this time no materials have been submitted to provide support for a non-conforming use certificate. One letter was submitted by the applicant from a Mr. Jack Johnson. Mr. Johnson said that he had lived in the building since 1994. The statement "in the basement apartment" was added to the letter. Staff is not sure who added this statement. Staff is questioning this because of the fact that when Ms. Goodwin, the city housing inspector, went out to the site, one of the two basement units was vacant and the applicant occupied the other unit. Due to the information received from the city's housing inspections department and the lack of evidence provided by the applicant, the city is recommending that the non-conforming use certificate be denied.

**RECOMMENDATION OF THE CITY PLANNING DEPARTMENT:**

The City Planning Department recommends that the City Planning Commission adopt the above findings and deny the Nonconforming Use Certificate to establish legal nonconforming rights to a 5-unit multiple family dwelling in the R2B zoning district.

APPLICANT'S NAME  
**7035 Donlea Lane, Eden Prairie MN**

TELEPHONE

APPLICATION \_\_\_\_\_ 2001

CITY PLANNING January 14 2001

BD. OF ADJUST \_\_\_\_\_ 2001

CITY COUNCIL \_\_\_\_\_ 2001

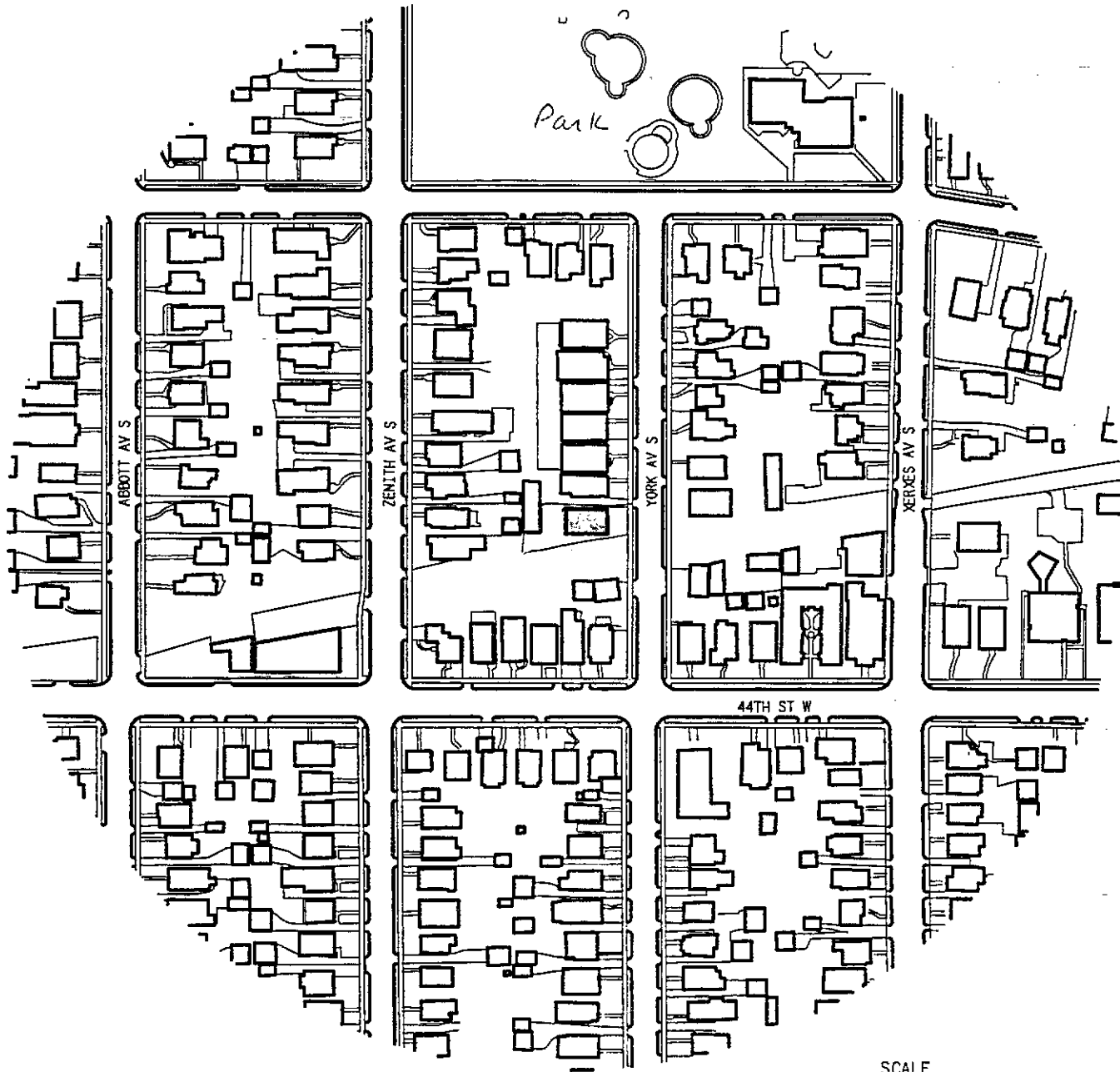
ZONING PLATE

ZONING MAP CHANGE \_\_\_\_\_ 2001

INITIAL \_\_\_\_\_

**13th**

WARD



SCALE

200' 0 200' 400'

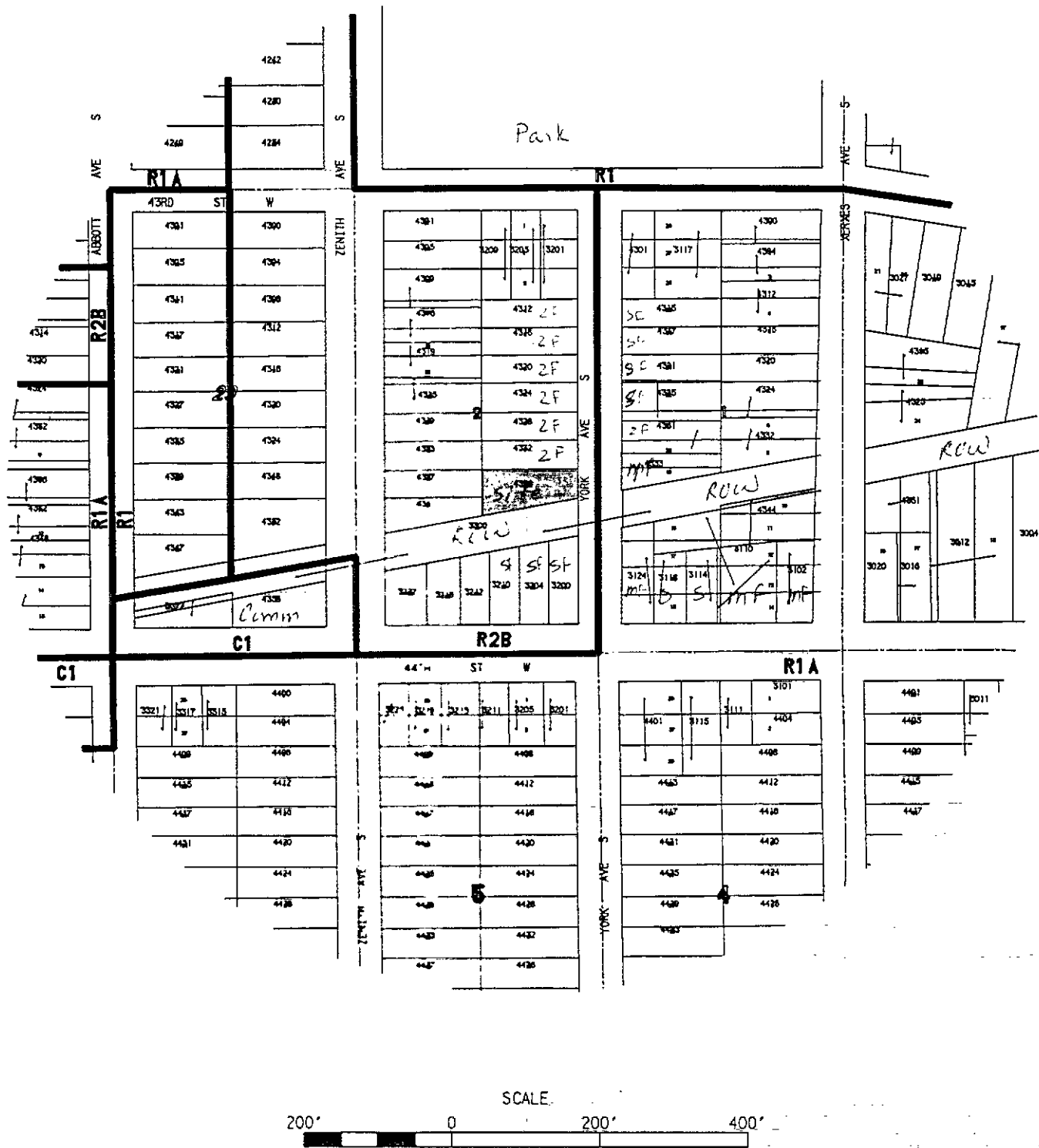
PETITION FOR AMENDMENT		APPEAL FOR VARIATION	BOARD ACTION
PRESENT ZONING	PROPOSED ZONING		

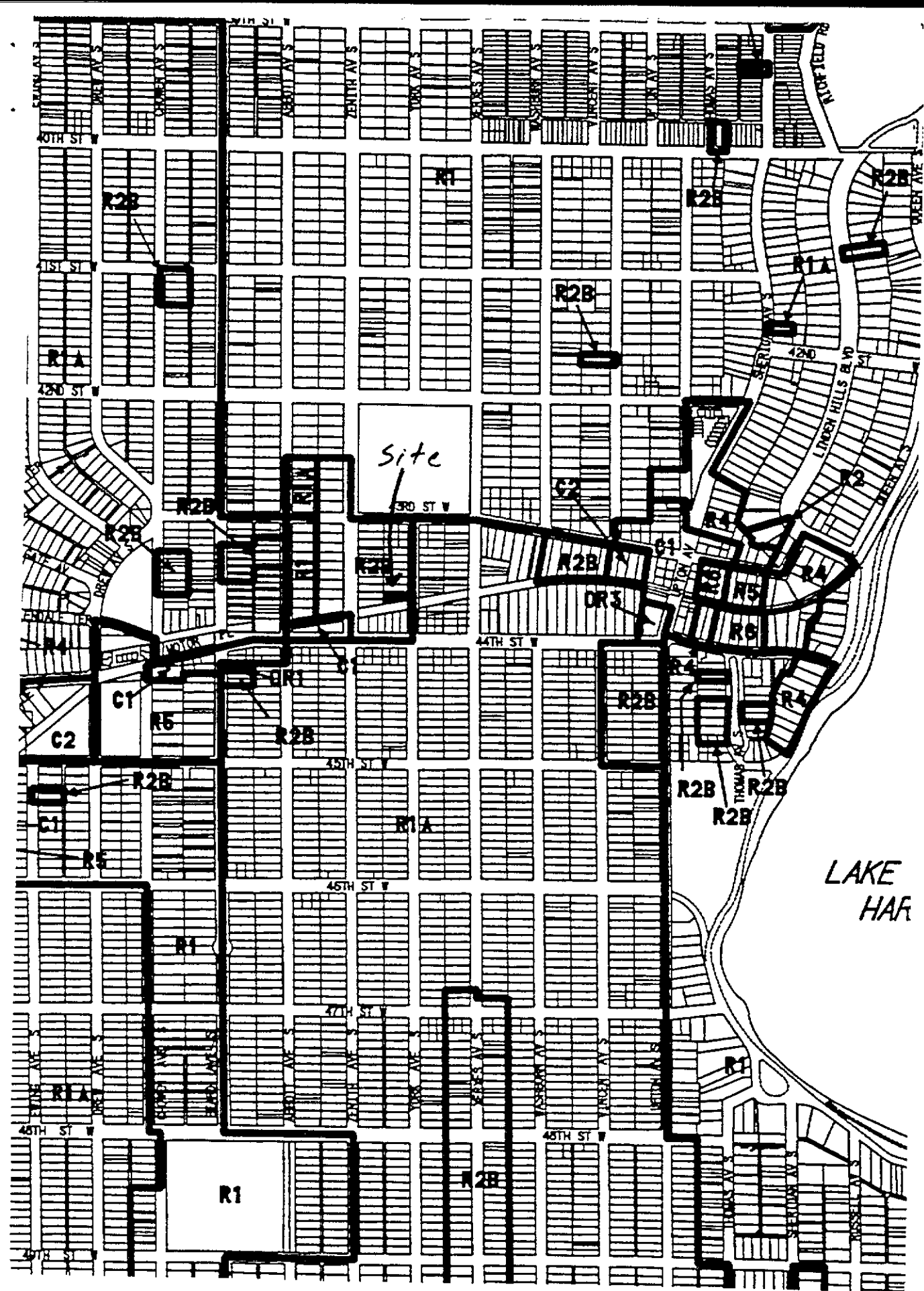
PROPERTY ADDRESS  
**4336 York Ave. S.**

FILE NUMBER  
**BZZ-432**

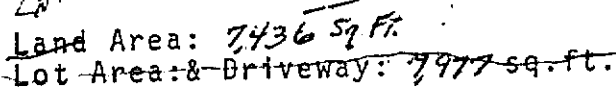
7035 Donlea Lane, Eden Prairie MN

ADDRESS

PROPERTY ADDRESS  
4336 York Ave. S.FILE NUMBER  
**BZZ-432**




Survey For Bob Berger Book \_\_\_\_\_ Page \_\_\_\_\_ File 6507  
4336 York Avenue South  
Minneapolis, MN



Hardcover: \_\_\_\_\_  
House: 1600 sq. ft. } 31.8%  
4-Car Garage 768 }  
B.T. Drive 2250 }  
Conc. SW 208 }  
Total HC 4826 = 64.8% 65%

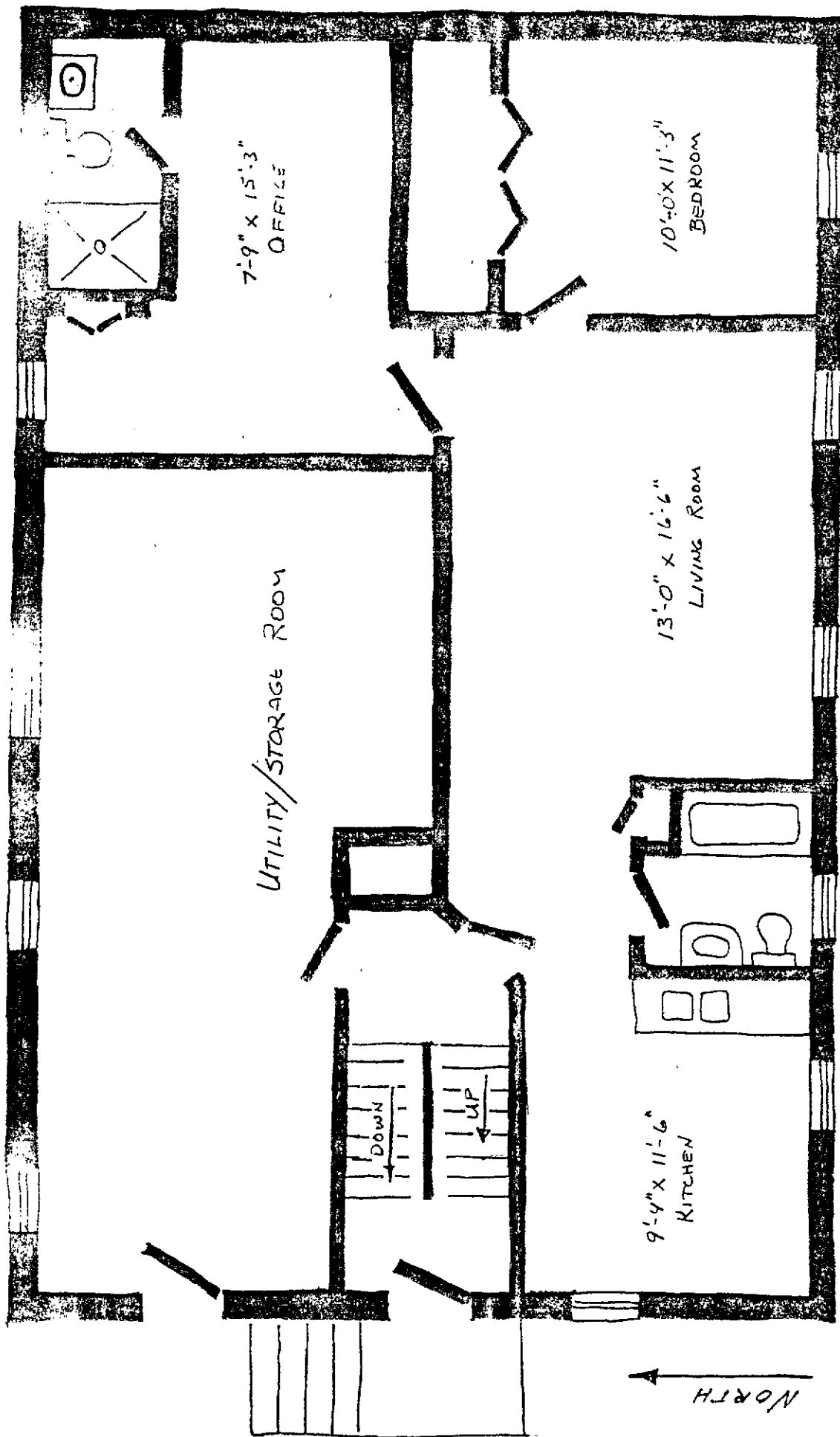
Scale: 1"=30'  
● Denotes Iron Mon.  
Found

Surface drainage arrows   
21' from front door sill to midway  
of roof

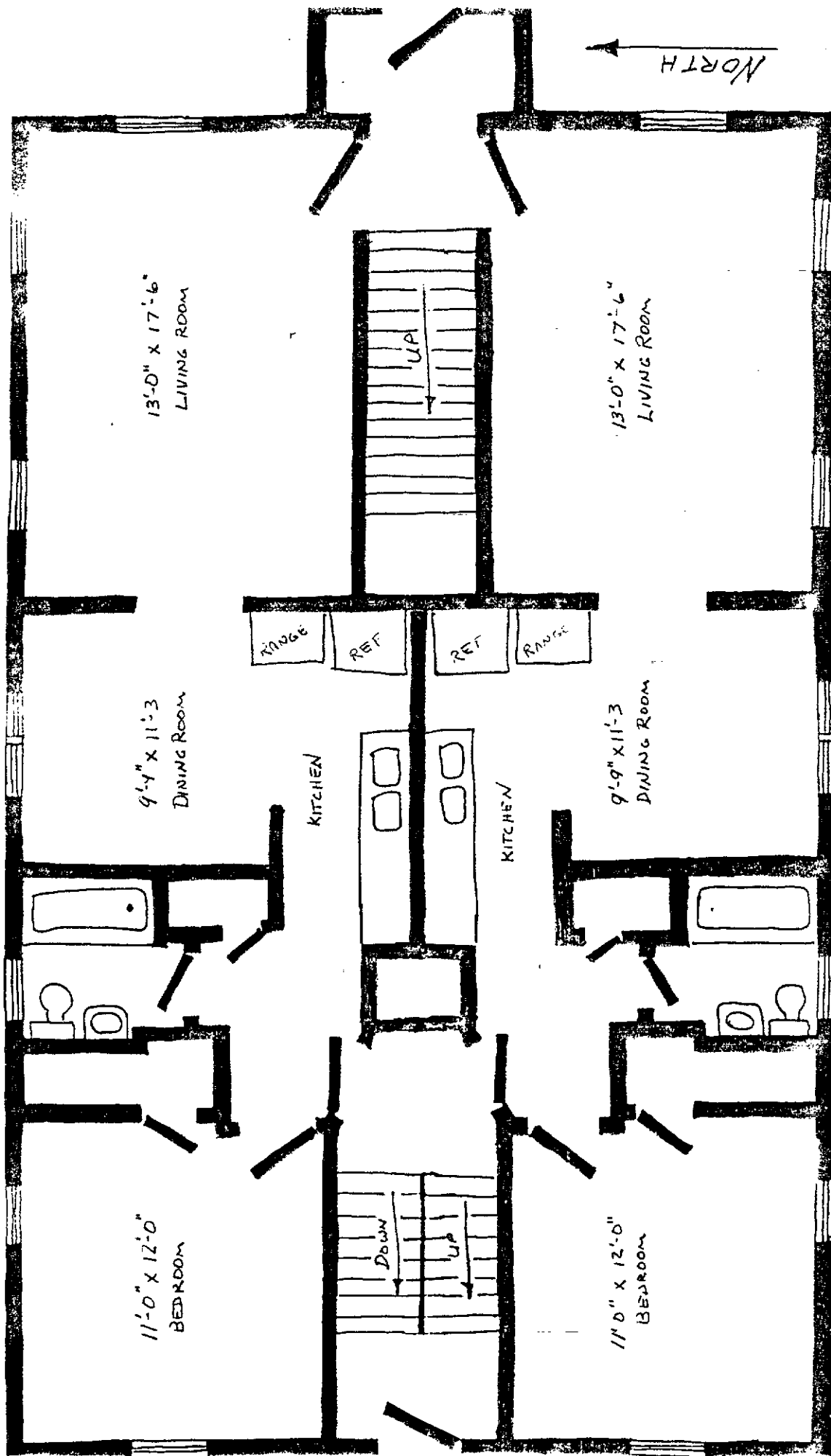
I hereby certify that this is a true and correct representation of a survey of the boundaries of Lot 10, Blk. 2, Mumford Park Addition to Minneapolis & driveway easement Hennepin County, Minnesota and the location of all buildings thereon, and all visible encroachments, if any on said land.

Surveyed by me on this 24th day of October, 2001

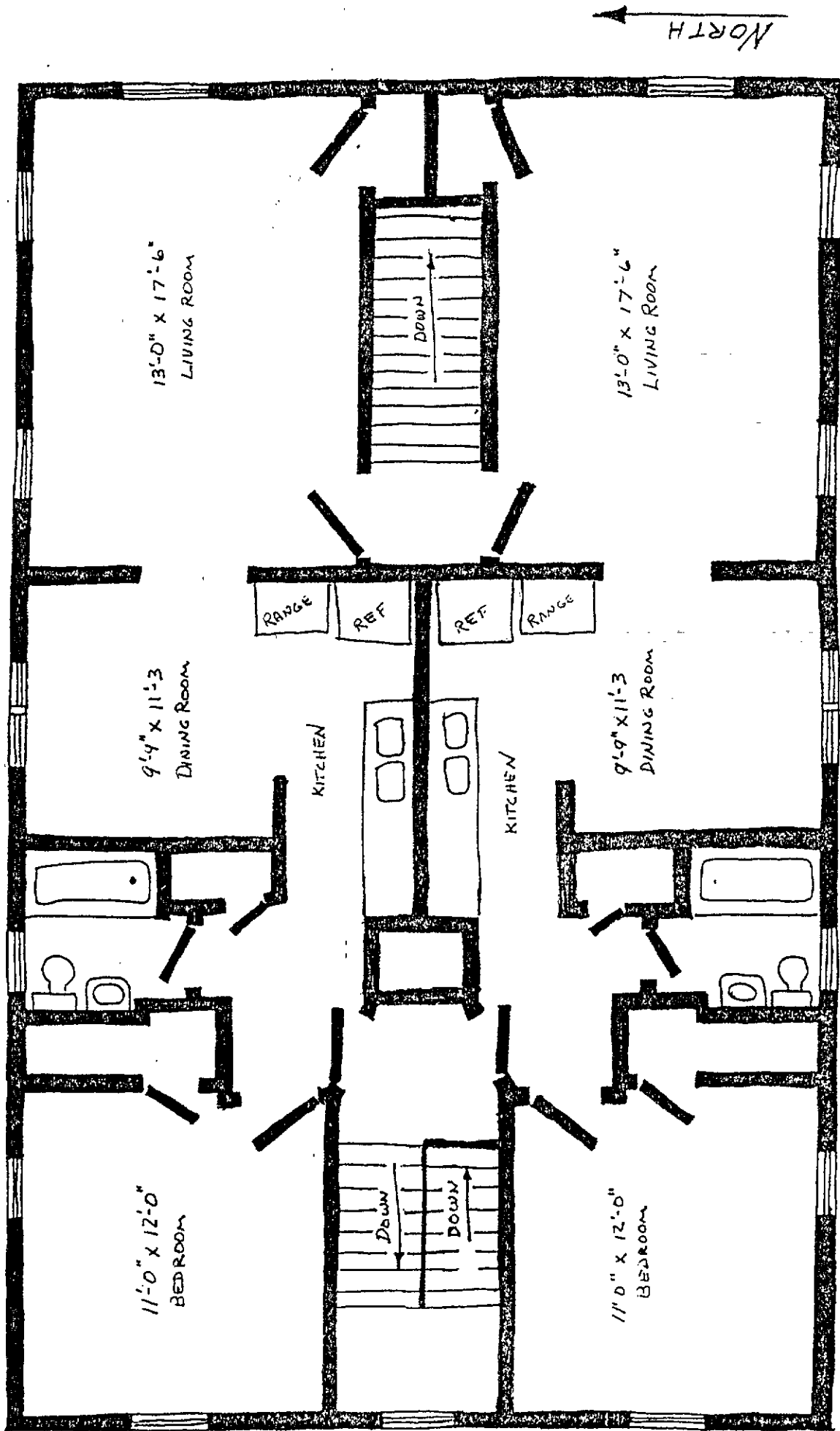
Frank R. Cardarelle  
State Reg. No. 6508



LOWER LEVEL



FIRST FLOOR



SECOND FLOOR

PETITION FOR AMENDMENT OF THE ZONING CODE  
MINNEAPOLIS, MINNESOTA

To the Honorable City Council,  
Minneapolis, Minnesota

Pursuant to Minnesota Statue 462.357, subd. 5, we, the undersigned, request that the following legally described real estate in the City of Minneapolis, Minnesota, to wit:

LOT 10; BLOCK 2; MUMFORD PARK ADDITION TO MINNEAPOLIS

as identified on the respective plan(s) of said addition(s) on file in the office of the Register of Deeds in and for Hennepin County, Minnesota, and as further identified by the following street address(es) and property identification number(s):

Street Address 1:	Property ID NO.:
<u>4336 YORK AVE SO.</u>	<u>08-028-24 31 0061</u>
Street Address 2:	Property ID NO.:
Street Address 3:	Property ID NO.:
Street Address 4:	Property ID NO.:

(If additional properties are to be included, please attach an additional petition form.)

be reclassified by amending Section 521.30 Plate(s) \_\_\_\_\_ of the Minneapolis Zoning Ordinance to rezone

the above-described property from the R2B District to the R5 District for the purpose of

HAVING THE ZONING CONFORM TO THE BUILDING USE FOR 5 UNITS

Attached is an affidavit identifying any property contiguous to the property for which rezoning is sought that is currently owned, or that has been sold within the past year, by the same ownership as the above-described property (form Z-99-11-00-8c).

Signatures of owners of property situated within 100 feet of the property to be rezoned and any contiguous property as identified on form Z-99-11-00-8c indicating their consent to this petition are attached.

Respectfully Submitted,

Name of petitioner(s) (please print) ROBERT S. BERGER  
(This petition must be signed by all owners of property in the area designated for rezoning, or by the owners' authorized agent.)

Address of petitioner(s) 4336 YORK AVE SO. Phone 612-920-8798

Signature of petitioner(s) Robert S. Berger

# AFFIDAVIT RELATED TO REZONING REQUEST

Identifying Property Contiguous to the Subject Site  
That is Currently Owned, or That has Been Sold Within the Past Year,  
By the Same Ownership Group as the Subject Site

State of Minnesota  
SS  
County of Hennepin

Your affiant, ROBERT S. BERGER, being duly sworn, affirms as follows:  
(print name)

1. I am the owner, or am acting as the authorized agent on behalf of the owner, in regard to a petition to amend the zoning classification for the subject property described below. (If there is an agent, form Z99-11-00-8c must also be filed.)

Address of Property to be Rezoned

Property ID No. of Property to be Rezoned

4336 YORK AVENUE SOUTH

0108-028-24310061

2. The following property is contiguous to the property to be rezoned and is either currently owned, or has been sold within the last year, by the same owner or ownership group that owns the property to be rezoned. (If this section does not apply, go to #3.)

Address of Contiguous Property

Property ID No. of Contiguous Property

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

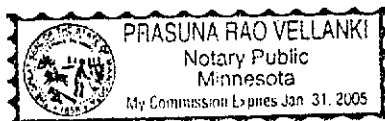
3. Check here if there is no property contiguous to the property to be rezoned that is currently owned, or that has been sold within the last year, by the same owner or ownership group as the subject property:

X  
(check if  
applicable)

Robert S. Berger  
(Affiant's signature)

Subscribed and sworn to before me  
this 9<sup>th</sup> day of October 2001

Prasuna Rao Vellanki  
Notary Public  
County of Hennepin  
My commission expires \_\_\_\_\_



# PETITION FOR AMENDMENT OF THE ZONING CODE MINNEAPOLIS, MINNESOTA

## CONSENT PROVISION

We the undersigned have reviewed the petition of ROBERT S. BERGER to rezone the property  
(name of petitioner(s))  
described in that petition and encompassing the following addresses:

Street Address 1:	Property ID NO.:
<u>4336 YORK AVENUE SOUTH</u>	<u>0108-028-24310061</u>
Street Address 2:	Property ID NO.:
Street Address 3:	Property ID NO.:
Street Address 4:	Property ID NO.:

(If additional properties are to be included, please attach an additional petition form.)

We understand that the petitioner seeks to rezone this property from the R2B District to the R5 District  
for the purpose of HAVING THE ZONING CONFORM TO BUILDING USE FOR 5 UNITS  
and we do hereby consent to and acquiesce in the requested amendment of the Zoning Code of the City of Minneapolis.

If the property is not owned by an individual, all owners or a duly authorized agent for the owner(s) must sign.

SIGN NAME AND PRINT NAME	ADDRESS	PROPERTY ID NO.
<u>Gaylord Rye</u> GAYLORD	<u>3124 W. 44th St</u>	<u>0108-028-24310042</u>
<u>John S. Selzler</u> SELZLER	<u>3200 WEST 44th St</u>	<u>0108-028-24310062</u>
<u>Mary Ann McCoy</u> MCCOY	<u>3204 WEST 44th St</u>	<u>0108-028-24310063</u>
<u>Wendy Dahlin</u> DAHLIN	<u>3210 WEST 44th St</u>	<u>0108-028-24310064</u>
<u>Marshall Burnett</u> BURNETT	<u>3213 WEST 44th St</u>	<u>0108-028-24310065</u>
<u>John Enzler</u> ENZLER	<u>3218 WEST 44th St</u>	<u>0108-028-24310066</u>
<u>John Bunker</u> BUNKER	<u>4325 YORK AVE SO</u>	<u>0108-028-24310046</u>
<u>Cheryl Brodie</u> BRODIE	<u>4331 YORK AVE SO</u>	<u>0108-028-24310045</u>
<u>Cheryl Brodie</u> BRODIE	<u>4333 YORK AVE SO</u>	<u>0108-028-24310044</u>
<u>Bob Witkowski</u> WITKOWSKI	<u>4324-26 YORK AVE SO</u>	<u>0108-028-24310058</u>
<u>John Snow</u> SNOW	<u>4328-30 YORK AVE SO</u>	<u>0108-028-24310059</u>
<u>John Joerg</u> JOERG	<u>4332-34 YORK AVE SO</u>	<u>0108-028-24310060</u>
<u>John Fleming</u> FLEMING	<u>4325 ZENITH AVE SO</u>	<u>0108-028-24310072</u>
<u>M. D. Bremming</u> BREMMING	<u>4329 ZENITH AVE SO</u>	<u>0108-028-24310071</u>
<u>John Dunlap</u> DUNLAP	<u>4333 ZENITH AVE SO</u>	<u>0108-028-24310070</u>
<u>John Lucht</u> LUCHT	<u>4337 ZENITH AVE SO</u>	<u>0108-028-24310069</u>
<u>John Weedman</u> WEEDMAN	<u>4341-43 ZENITH AVE SO</u>	<u>0108-028-24310068</u>

This is a letter of understanding that Robert Berger who owns an apartment at 4336 York Avenue in Minneapolis is planning to register a fifth apartment. The fifth apartment already exist in the building, but needs to be registered with the city of Minneapolis. This apartment has four garages and two additional parking spaces in the back of the apartment. This letter is being reviewed by owners and caretakers of property in the surrounding area to see if they would agree to the change that is being requested above. If you agree, please sign on the lines below your name, address, phone number and date. Thank you.

Name: Ryckin, Robert

Address: 4317 York Ave So 9/27/61

Phone no. 612-929-8384

Date: 9/27/61

This is a letter of understanding that Robert Berger who owns an apartment at 4336 York Avenue in Minneapolis is planning to register a fifth apartment. The fifth apartment already exist in the building, but needs to be registered with the city of Minneapolis. This apartment has four garages and two additional parking spaces in the back of the apartment. This letter is being reviewed by owners and caretakers of property in the surrounding area to see if they would agree to the change that is being requested above. If you agree, please sign on the lines below your name, address, phone number and date. Thank you.

Name: May Hendrick

Address: 4315 York Ave S 9/24/4

Phone no. 612-926-2683

Date:

This is a letter of understanding that Robert Berger who owns an apartment at 4336 York Avenue in Minneapolis is planning to register a fifth apartment. The fifth apartment already exist in the building, but needs to be registered with the city of Minneapolis. This apartment has four garages and two additional parking spaces in the back of the apartment. This letter is being reviewed by owners and caretakers of property in the surrounding area to see if they would agree to the change that is being requested above. If you agree, please sign on the lines below your name, address, phone number and date. Thank you.

Name: David Berger  
Address: 4325 York Ave S.  
Phone no. 612-926-3469 9/22/01  
Date: 9/22/01

John Self 9/22/01  
3200 W. 44th St  
612-928-0690

This is a letter of understanding that Robert Berger who owns an apartment at 4336 York Avenue in Minneapolis is planning to register a fifth apartment. The fifth apartment already exist in the building, but needs to be registered with the city of Minneapolis. This apartment has four garages and two additional parking spaces in the back of the apartment. This letter is being reviewed by owners and caretakers of property in the surrounding area to see if they would agree to the change that is being requested above. If you agree, please sign on the lines below your name, address, phone number and date. Thank you.

Name: Lawrence J. Vaubel

Address: 4321 York Ave So.

Phone no. 612-926-2684

Date: 9/22/01

name - CLIFF TORBERSON  
add, ~~600~~ 3124 W 44TH ST  
phone: 612 963 4848  
Date: 9-27-2001

name:

add:

phone:

Date:

11 sign

This is a letter of understanding that Robert Berger who owns an apartment at 4336 York Avenue in Minneapolis is planning to register a fifth apartment. The fifth apartment already exist in the building, but needs to be registered with the city of Minneapolis. This apartment has four garages and two additional parking spaces in the back of the apartment. This letter is being reviewed by owners and caretakers of property in the surrounding area to see if they would agree to the change that is being requested above. If you agree, please sign on the lines below your name, address, phone number and date. Thank you.

Name: BETON STEPHENSON

Address: 3133 WEST 43RD ST 9/22/01

Phone no. 612-920-3637

Date: [REDACTED]

name - Marvin M McCoy

add 3204 W. 44<sup>th</sup> ST, Mpls 55410

phone 612 927-6021

Date: 9-23-01

This is a letter of understanding that Robert Berger who owns an apartment at 4336 York Avenue in Minneapolis is planning to register a fifth apartment. The fifth apartment already exist in the building, but needs to be registered with the city of Minneapolis. This apartment has four garages and two additional parking spaces in the back of the apartment. This letter is being reviewed by owners and caretakers of property in the surrounding area to see if they would agree to the change that is being requested above. If you agree, please sign on the lines below your name, address, phone number and date. Thank you.

Name: Randy A. Peterson

Address: 4330 York Ave Minneapolis MN

Phone no. \_\_\_\_\_

Date: 9/23/01

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Name: Steve & Cheryl Brodie

Address: 4335 York Avenue, Minneapolis  
55410

Phone no. 415-221-5567-4799

Date: 7/25/11

This is a letter of understanding that Robert Berger who owns an apartment at 4336 York Avenue in Minneapolis is planning to register a fifth apartment. The fifth apartment already exist in the building, but needs to be registered with the city of Minneapolis. This apartment has four garages and two additional parking spaces in the back of the apartment. This letter is being reviewed by owners and caretakers of property in the surrounding area to see if they would agree to the change that is being requested above. If you agree, please sign on the lines below your name, address, phone number and date. Thank you.

Name: David & Ben Joerg

Address: 4332 York Ave Minneapolis MN.  
55410

Phone no. David 507-765-3862<sup>282</sup> Ben 480-797-6171

Date: 9/23/11

**Watson, Hilary A**

---

**From:** John Siverson [jsiverson@uswest.net]  
**Sent:** Tuesday, January 29, 2002 6:19 PM  
**To:** hilary.watson@ci.minneapolis.mn.us  
**Subject:** Zoning Appl. 4336 York

Hi: My name is John Siverson and I live on the other end of the block from 4336 York (4315 Zenith) and I am strongly opposed to the rezoning of this property. Shortly after buying this property the owner moved in all kind of trucks and machines and parked them behind the property, which means more oil and such on the ground. There were not cars and pickups, but large vehicles.

They also dug out around the south side of the building and put asphalt down which make more run off for those of us "down hill" from them. I have had my basement flooded many times by the runoff from the properties on York. There is no where for the water to go.

They also cut down all of the vegetation on the south side of the build which was actually in the old street car right of way including a lovely old tree. The cutting of this vegetation causes even more run off and pollution.

There is already a parking problem in the neighborhood and adding another unit will make the problem worse.

My phone number is 612 925-5173. I cannot attend the meeting.

John Siverson, loved by Seven-up, Red, Foxy, Cami and Kofi  
Minneapolis, Minnesota USA  
jsiverson@USWEST.NET

**Robert S. Berger**  
**4336 York Avenue South**  
**Minneapolis, Minnesota**  
**612-920-8798**

October 8, 2001

Mr. Barret Lane  
13<sup>th</sup> Ward Council Member  
Room 307 City Hall  
350 South 5<sup>th</sup> Street  
Minneapolis, MN 55415

Dear Council Member Lane:

I am requesting your support for changing the zoning of my property at 4336 York Avenue South. In order to utilize the caretaker apartment, in the lower level, as a separate dwelling the zoning would have to be changed to R5. Once the zoning is changed I will be converting the building to five condominium units. With the change in the building ownership, from rental to home owners, the City and the Neighborhood should benefit.

I would like to thank you in advance for your support.

Sincerely,

Robert Berger



Robert S. Berger  
4336 York Avenue South  
Minneapolis, Minnesota  
612-920-8798

November 7, 2001

Stuart E. Roberson  
Zoning Inspector  
250 South 4<sup>th</sup> Street  
Minneapolis, MN 55415

Dear Mr. Roberson:

On September 17, 2001 and on October 2, 2001 Don Hedquist and I met with the neighborhood committees about the request to re-zone the property at 4336 York Avenue South. The re-zoning request is to change the present R2B to R5. Both neighborhood committees reviewed the re-zoning request that I am presenting to you and there was a unanimous vote by both committees to send it forward with their support.

Sincerely,

Robert Berger

A handwritten signature in cursive script, reading "Robert S. Berger". The signature is written in dark ink and is positioned below the printed name "Robert Berger".

# QUANTITIES



Permit Type: **PLIC** # **507204** Project:  Date: **10-SEP-99**  
 APN: **Contact KIVA** 4336 YORK AVE S MPLS

Est Value:  Calc Value: **0.00** Area:

Quantity Code	Description	Quantity	Rate (\$)	Unit	Value (\$)	Pri
R-LICENSE	RENTAL LICENSING WO	4			0	<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>

Detail Code	Description	Quantity	Rate (\$)	Unit	Value (\$)	Pri	E/N
R-DWELLUNT	RENTAL DWELLING UNI	4			0.00	<input type="checkbox"/>	<input type="checkbox"/>
Yes / No	Comments				Date		
Yes / No	Comments				Date		
Yes / No	Comments				Date		
Yes / No	Comments				Date		

# INSPECTOR OF BUILDINGS

LOCATION 4336 York Ave. So.

LOT 10

BLOCK 2 ADD. Mumford Park

PERMIT NO.	CONSTRUCTION	DATE	CONTRACTOR	COST	O. K.
B 211972	10x18 metal Stand	7-26-28	Butler Mfg. Co.	250.	
F 225674	Elec. paper station	8-29-28	T. L. Secar	15.	9-5-28
F 265062	Elec. station	2-19-34	C. J. Hintschell	15.	2-21-34
B 259925	30x50 fdn. flat.	10-11-39	P. Mickelsen	500.	
B 260588	30x50 B. V. 4 flat.	11-23-39	P. Mickelsen	10000.	
B 260175	20x38 C. B. pri gar.	10-27-39	Peder Mickelsen	500.	
D 302278	Plbg.	2-14-40	G. Brown	1200.	4-25-40
F 328915	Elec.	2-21-40	Dahlen Elec. Co.	400.	6-2-40
G 27508	H. W. htg.	2-27-40	G. Burman	1300.	5-10-40
L 20097	Lath.	2-29-40	O. B. Brost	200.	3-15-40
K 47479	Plast.	2-29-40	O. B. Brost	1000.	4-11-40
M 10076	Gas burner	3-4-40	H. O. Soderlin	15.	5-9-40
F 329280	Elec.	3-8-40	Dahlen Elec.	20.	5-2-40
F 330554	Elec.	4-29-40	Dahlen Elec.	170.	5-2-40
D 304859	Plbg.	4-29-40	M. Mattson	200.	
D 304911	Plbg.	4-29-40	G. Burman	15.	4-30-40
D 472594	Rpl gas wat. htr.	8-13-52	Grand Plbg.	265.	
D 555003	Washer	8-6-57	Ventco	10.	
D 573675	Gas servel	12-4-59	Mpls Gas Co.	5.	
D 624995	rgas	10-23-62	Mpls Gas Co.	10.	

17-12-199- 0-100-164

# INSPECTOR OF BUILDINGS

LOCATION 4336 York So.  
 LOT 10 BLOCK 2 ADD. Mumford Pk

PERMIT NO.	CONSTRUCTION	DATE	CONTRACTOR	COST	O. K.
D 533387 R 409766	repl gas wat htr Reroof dwelling	6-19-65 7-3-68	Os Strand R.J. Eckert	510. 250.	

13-12-1989 0100

RUN DATE: 05/05/90  
 RUN TIME: 00:44

CITY OF MINNEAPOLIS  
 DEPARTMENT OF INSPECTIONS  
 MICROFILMED PERMITS REPORT

PAGE 28533  
 REPORT 440-BIT040

ADDRESS PERMIT NUMBER	ISSUE DATE	COMPL DATE	LOT FILE	BLOCK PLAN CODE	ADDITION NAME B	ESTIMATED COST	FEE AMOUNT	CONTRACTOR NAME	CONSTRUCTION TYP COMMENTS
4316-18 YORK AV S			005	002	PLUMFORD PARK ADDN				
D772615	01/22/74	01/28/75	0000			50	.00		HOOK UP GAS DRYER GAS PIPING SPETZ S. S.
B514771	05/15/82	12/25/82	0000			1,197	.00		REHOOK - H.D.
4317 YORK AV S			024	001	PLUMFORD PARK ADDN				
D805541	11/25/77	12/05/77	0000			50	.00		GAS WITH WITH VENTCO
D812463	06/19/78	07/17/78	0000			50	.00		GAS DRYER - VENTO INC
4324-25 YORK AV S			007	002	PLUMFORD PARK ADDN				
D859904	08/14/84	11/05/84	0000			50	15.50		RPL 164, (4324) RES
4325 YORK AV S			000	001	PLUMFORD PARK ADDN				
D763339	08/01/73	00/00/00	0000			45	.00		HOOK UP GAS RANGE
F758308	05/29/79	06/15/79	0000			353	.00		1-200AMP BOX TO-200AMP EXT-DON VON
F759885	07/12/79	08/06/79	0000			200	.00		1-20AMP EXT-DON VON
B522825	07/18/83	11/01/83	0000		N	2,735	42.24	WORS, WIKI CONRY CO IN	RPL REHOOK 17/TEAROUT RES
4328-30 YORK AV S			008	002	PLUMFORD PARK ADDN				
D760192	05/10/75	00/00/00	0000			5	.00		REPLACE GAS RANGE
0010127	11/04/80	02/09/83	0000			900	.00		P-PMA, H-GAS BRNR, PIP -> RAY WELTER
F756875	11/12/80	01/21/81	0000			80	.00		WIRE FURNACE-EASTON ELEC
4332 YORK AV S			009	002	PLUMFORD PARK ADDN				
B461372	05/10/76	12/21/76	0000			990	.00		REHOOK WIRE #167
0000739	05/21/80	10/22/80	0000			2,990	.00		P-2 PMA, H-2 GAS BRNR, PIP -> SMOOTHERS
F756191	10/23/80	01/19/81	0000			250	.00		WIRE 2 FURNACES-SARGEL ELEC
4333-35 YORK AV S			000	001	PLUMFORD PARK ADDN				
D774484	09/21/74	02/10/75	0000			500	.00		2 GAS DIN RIRS 2 GAS PIPING HODGE
4336 YORK AV S			010	002	PLUMFORD PARK ADDN				
D771543	06/06/74	02/10/75	0000			105	.00		GAS WITH WITH BOX
F777879	05/26/83	06/14/83	0000			300	40.50	SOUTH BIDE ELECTRIC IN	INSTL 1 30A EXT. WT DET SYSTEM CONROL

4316-18

YORK AV S

TO: 4336

YORK AV S

363

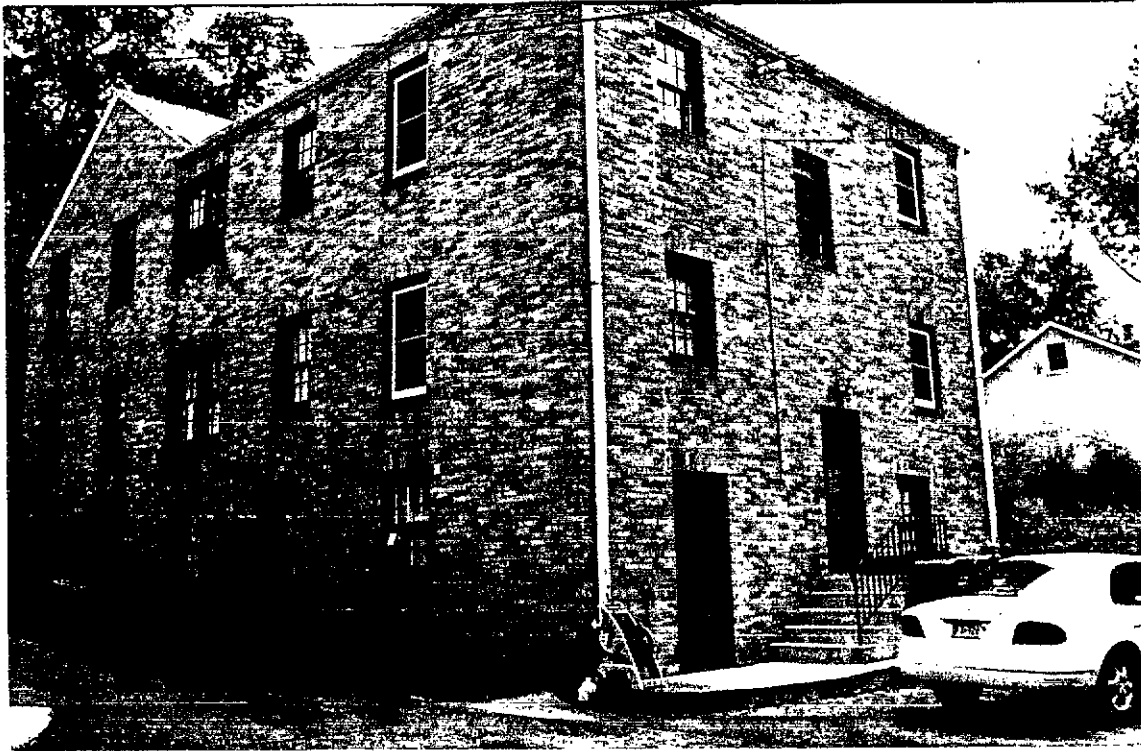
RUN DATE: 05/05/80  
 RUN TIME: 00:44  
 CITY OF MINNEAPOLIS  
 DEPARTMENT OF PERMITTING  
 CITY OF MINNEAPOLIS

ADDRESS	PERMIT NUMBER	ISSUE DATE	EXP. DATE	FILE	USE CODE	ADDITIONAL CODE	ESTIMATED COST	FEE	CONSTRUCTION PERMIT	CONSTRUCTION OF PERMIT
YORK AV S	4336	12/23/78	05/12/80	0000	000	002	250	00.00	MINNEAPOLIS	MINNEAPOLIS
YORK AV S	4337	01/05/80	01/05/80	0000	000	002	300	00.00	MINNEAPOLIS	MINNEAPOLIS
YORK AV S	4338	02/10/73	02/01/00	0000	000	002	10	00.00	MINNEAPOLIS	MINNEAPOLIS
YORK AV S	4339	07/10/75	10/28/75	0000	000	002	10	00.00	MINNEAPOLIS	MINNEAPOLIS
YORK AV S	4340	11/09/76	05/05/76	0000	000	002	2,000	00.00	MINNEAPOLIS	MINNEAPOLIS
YORK AV S	4341	03/06/71	02/08/00	0000	000	002	600	00.00	MINNEAPOLIS	MINNEAPOLIS
YORK AV S	4342	12/19/78	02/19/80	0000	000	002	2,000	00.00	MINNEAPOLIS	MINNEAPOLIS
YORK AV S	4343	12/19/78	02/22/80	0000	000	002	2,000	00.00	MINNEAPOLIS	MINNEAPOLIS
YORK AV S	4344	01/05/79	02/22/80	0000	000	002	50	00.00	MINNEAPOLIS	MINNEAPOLIS
YORK AV S	4345	03/19/79	05/04/79	0000	000	002	100	00.00	MINNEAPOLIS	MINNEAPOLIS
YORK AV S	4346	05/17/80	07/09/80	0000	000	002	50	00.00	MINNEAPOLIS	MINNEAPOLIS
YORK AV S	4347	04/02/82	04/13/82	0000	000	002	500	00.00	MINNEAPOLIS	MINNEAPOLIS
YORK AV S	4348	08/12/85	05/02/87	0000	000	002	5,000	49.00	MINNEAPOLIS	MINNEAPOLIS
YORK AV S	4413	07/02/79	07/11/77	0000	000	002	10	00.00	MINNEAPOLIS	MINNEAPOLIS
YORK AV S	4414	05/17/77	12/23/82	0000	000	002	1,300	00.00	MINNEAPOLIS	MINNEAPOLIS
YORK AV S	4415	10/19/78	02/03/80	0000	000	002	500	20.50	MINNEAPOLIS	MINNEAPOLIS
YORK AV S	4416	10/19/78	05/01/80	0000	000	002	1,000	00.00	MINNEAPOLIS	MINNEAPOLIS
YORK AV S	4417	05/15/77	05/03/77	0000	000	002	300	00.00	MINNEAPOLIS	MINNEAPOLIS
YORK AV S	4418	08/13/77	11/05/80	0000	000	002	1,000	00.00	MINNEAPOLIS	MINNEAPOLIS
YORK AV S	4419	08/13/77	03/24/80	0000	000	002	1,000	00.00	MINNEAPOLIS	MINNEAPOLIS

4336 YORK AV S TO: 4416 YORK AV S



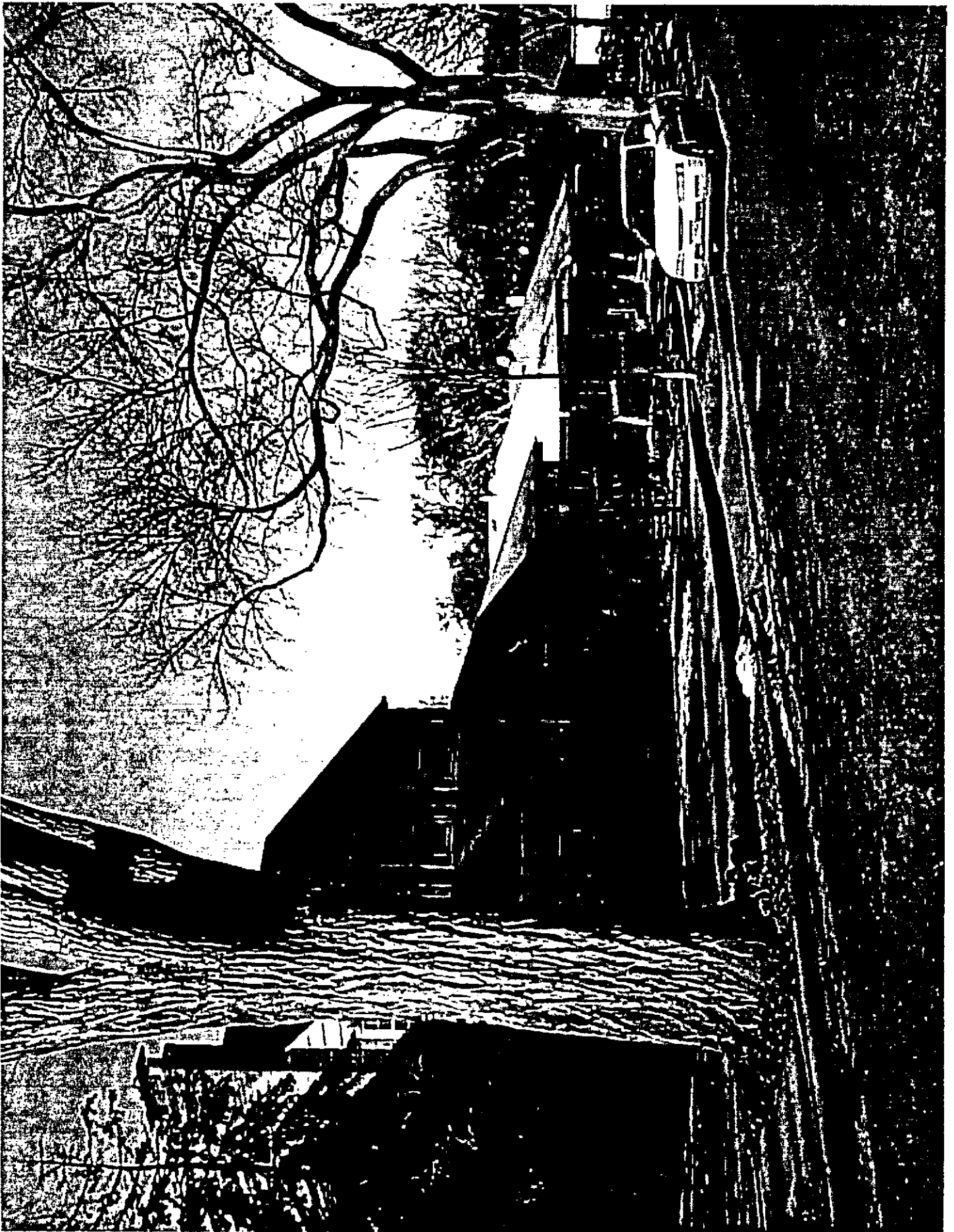
4336 York Ave S.



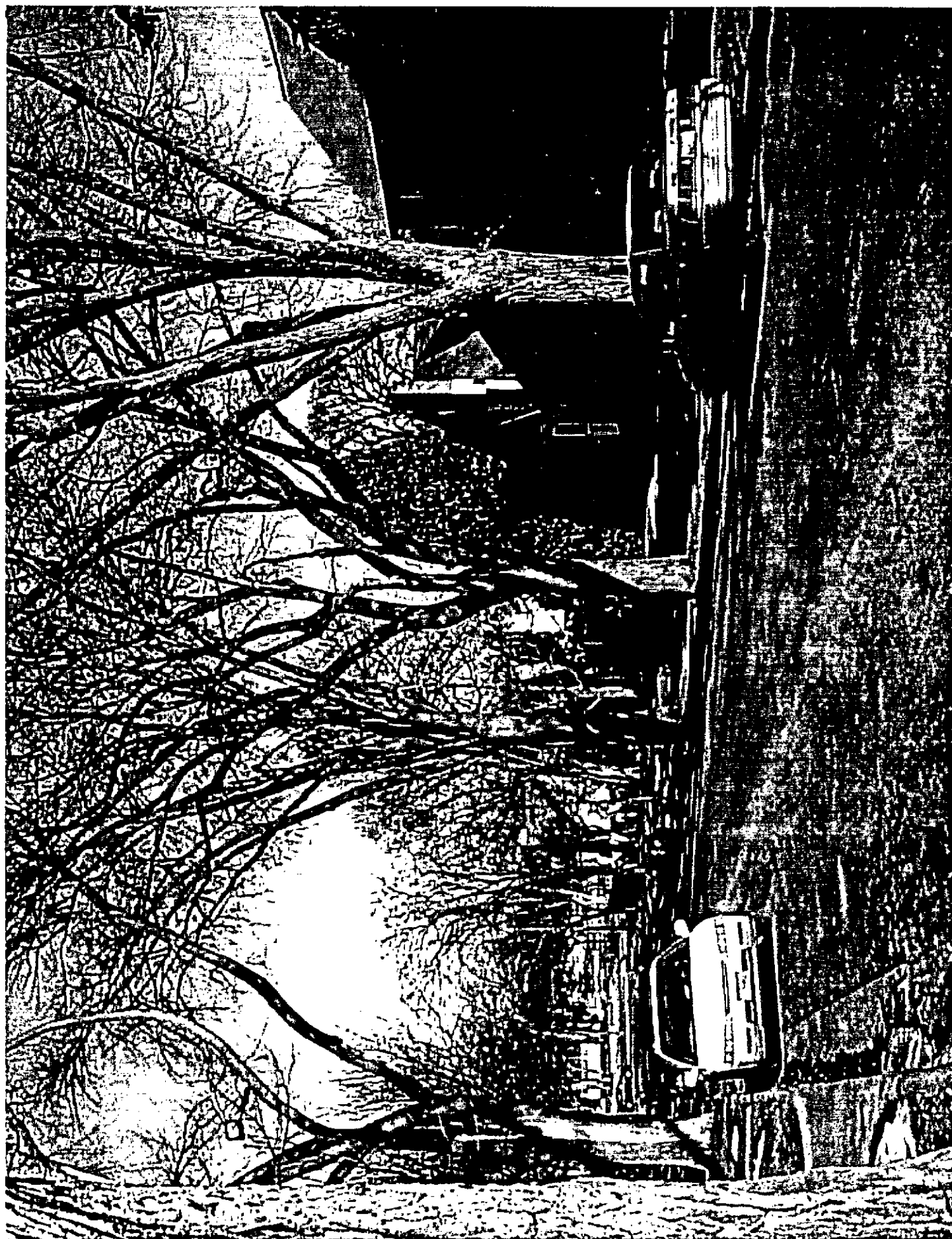
*North + west side of bldg.*



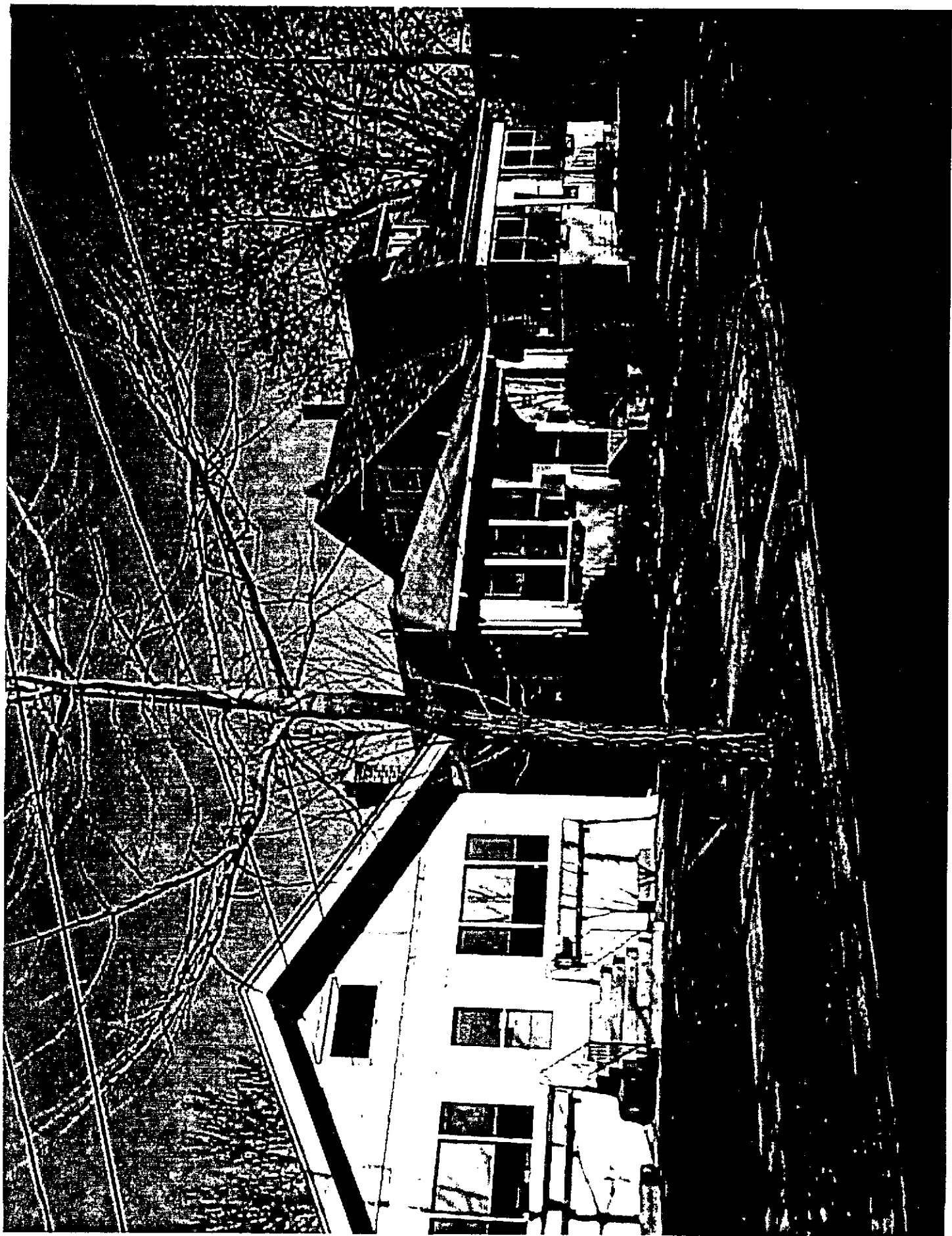
*South side of bldg*











CITY OF MINNEAPOLIS  
INSPECTIONS DIVISION  
HOUSING MAINTENANCE SECTION  
300 PUBLIC SERVICE CENTER  
250 SOUTH 4TH STREET  
MINNEAPOLIS, MINNESOTA 55415

BERGER ROBERT S

4336 YORK AVENUE SOUTH  
MPLS,MN 55410

16-MAY-01

Request Number: 01-0118605

**Re: 4336 YORK AVE S**

An inspection on **15-MAY-01** of the premises at the above address disclosed conditions that are violations of the Minneapolis Code of Ordinances. An inspection will be done at no charge after the listed due date(s).

Failure to comply with the orders below by the due date(s) may result in a fifty dollar (\$50.00) fee for each additional inspection (except those which are exempt), and possible legal action. The fee will be billed directly to the responsible party(ies) per Minneapolis Ordinance 244.190.

The following corrections are required:

**1 Have a licensed service person inspect, maintain and properly tag all portable fire extinguishers. Minneapolis Housing Maintenance Code 244.920 Violation Text 343.**

**Inspector's Comments:**

**Due Date: 31-MAY-2001**

**2 Revert this dwelling to its authorized construction and occupancy as shown in the Department of the Inspections records. Our records show the dwelling being used in some other manner than what is allowed. Call Zoning at 673-5836 for information and/or application to obtain a variance from the Board of Adjustments. Minneapolis Housing Code 244.1450 and Zoning Ordinance 546. Violation Text 221.**

**Inspector's Comments:**

**Due Date: 31-MAY-2001**

Your prompt cooperation in attending to the item(s) above would be appreciated.

**IF YOU HAVE ANY QUESTIONS ABOUT THESE ORDERS, OR IF YOU ARE NOT THE OWNER, AGENT OR OCCUPANT, PLEASE CALL THE INSPECTOR (WHOSE NAME AND NUMBER ARE AT THE END OF THESE ORDERS).** If you are unable to reach the inspector during the time stated below, you may leave a message at any time by calling the same number.

The Minneapolis code of ordinances, including sections on the Housing Maintenance Code, is available on computer terminal (on line) at:

- ♦ Minneapolis Public Library, Government Documents Section
- ♦ Municipal Information Library, Room 300 City Hall 350 So. 5<sup>th</sup> St.
- ♦ City Clerk's Office, Room 304 City Hall, 350 So. 5<sup>th</sup> St.

The code is also available through the Internet. The Minneapolis Home Page can be found at [ci.minneapolis.mn.us](http://ci.minneapolis.mn.us). Go to frequently requested information and select City Charter/Code of Ordinances Select Query and enter your subject or select contents for the table of contents to find specific sections of the code.

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed within fifteen (15) days of the issuance of this order. If you wish to appeal this order, call 673-5850 for an application.

If these orders are for repairs to your house or garage, and if you need financial assistance to complete them, you may call the MCDA (673-5286) for information on home improvement loans.

**IF A PERMIT IS REQUIRED, THE HOUSING ORDERS MUST BE PRESENTED AT THE PLAN REVIEW COUNTER FOR PERMIT ISSUANCE BY EITHER THE PROPERTY OWNER OR CONTRACTOR.**

**ALL MATERIAL AND SERVICES ARE AVAILABLE IN ACCESSIBLE FORMATS**

**TTY NUMBER: 673-3300**

**ROBIN GOODWIN, HSP INSP, Phone: (612)685-8512**

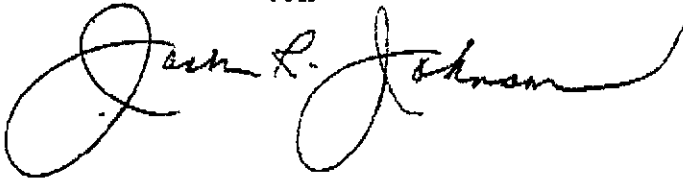
**Office hours 8:00am - 4:30pm**

January 29, 2002

To whom It May Concern:

I have lived <sup>in the basement apartment</sup> at 4336 York Avenue South in Minneapolis, Minnesota, since the summer of 1994.

Jack R. Johnson

A handwritten signature in cursive script that reads "Jack R. Johnson". The signature is fluid and stylized, with the first and last names being more prominent than the middle initial.